



- GENERAL NOTES:**
1. THE LAND IS CURRENTLY ZONED SF-5. A CONDITIONAL USE PERMIT SHALL BE INSTITUTED TO ALLOW FOR THE 6 PATIO HOME LOTS (ZERO LOT LINE CONSTRUCTION) IN ADDITION TO THE 2 SF-5 LOTS.
  2. THE PROJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY: MAP NUMBER 480083-134C, EFFECTIVE DATE JULY 2, 1982.
  3. LOT SUBDIVISION & BUILDING SET BACK LINES SHALL CONFORM TO THE STANDARDS SET FORTH IN CITY OF BRYAN ZONING ORDINANCE AND SITE DEVELOPMENT REVIEW ORDINANCE.
  4. UNLESS NOTED OTHERWISE, ALL LOT CORNERS SHALL BE MARKED WITH 1/2" IRON RODS WITH CAPS.
  5. ALL RIGHT-OF-WAYS AND EASEMENTS SHOWN HEREIN ARE HEREBY DEDICATED TO THE CITY OF BRYAN.
  6. THE METES AND BOUNDS DESCRIPTION OF PROJECT PROPERTY FOUND HEREIN ARE FROM EXISTING DEEDS AND ARE SUBJECT TO CHANGE PER A COMPLETE BOUNDARY SURVEY.

LEGEND	
	PROPERTY LINES
	LOT LINES
	R.O.W. LINES
	EASEMENT LINE
	BUILDING SET BACK LINE
	EXISTING 6" SEWER LINE
	EXISTING 2" WATER
	EXISTING 6" WATER
	PROPOSED 6" SEWER
	PROPOSED 4" SEWER MANHOLE
	P.U.E.
	PROPOSED DBL. WATER SERVICE TAP
	PROPOSED 4" SANITARY SEWER TAP

**CERTIFICATION OF OWNERSHIP & DEDICATION:**  
(THE STATE OF TEXAS)  
(COUNTY OF BRAZOS)

I, (We), \_\_\_\_\_, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deed Records of Brazos County in Volume \_\_\_\_\_, Page \_\_\_\_\_, and whose name is subscribed hereto, hereby, dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Owner

**APPROVAL OF THE CITY PLANNER:**

I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

City Planner, Bryan, Texas

**APPROVAL OF THE CITY ENGINEER:**

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

City Engineer, Bryan, Texas

**CERTIFICATION BY THE COUNTY CLERK:**  
(THE STATE OF TEXAS)  
(COUNTY OF BRAZOS)

I, \_\_\_\_\_, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, in the Official Records of Brazos County in Volume \_\_\_\_\_, Page \_\_\_\_\_.

County Clerk, Brazos County, Texas

**NOTARY PUBLIC CERTIFICATION**  
(THE STATE OF TEXAS)  
(COUNTY OF BRAZOS)

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public, Brazos County, Texas

**APPROVAL OF THE PLANNING & ZONING COMMISSION:**

I, \_\_\_\_\_, Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the planning & Zoning Commission of the City of Bryan on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ and same was duly approved on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by said Commission.

Chairman, Planning & Zoning Commission  
Bryan, Texas

**CERTIFICATION OF THE SURVEYOR**  
(THE STATE OF TEXAS)  
(COUNTY OF BRAZOS)

I, \_\_\_\_\_, Registered Public Surveyor No. \_\_\_\_\_ in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Registered Public Land Surveyor

**FIELD NOTE DESCRIPTION OF A 1.0827 ACRE TRACT:**

**FIELD NOTE DESCRIPTION** OF A 1.0827 ACRE TRACT OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, IN THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, AND BEING PART OF BLOCK ONE (1) OAK GLADE ADDITION, AS SHOWN ON THE PLAT THEREOF RECORDED IN VOLUME 164, PAGE 391, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND AS MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS.

**POINT OF BEGINNING** AT THE NORTHEAST INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF CINDY LANE WITH THE NORTHWEST RIGHT OF WAY LINE OF TURKEY CREEK ROAD;

**THENCE** ALONG THE SOUTHWEST LINE OF THE SAID BLOCK ONE (1) OAK GLADE ADDITION, SAME BEING THE NORTHEAST RIGHT OF WAY LINE OF CINDY LANE FOR THE FOLLOWING CALLS:

**THENCE** N 56°38'13"W FOR A DISTANCE OF 73.39' TO A 1/2-INCH IRON ROD SET FOR ANGLE POINT, SAID IRON ROD MARKING THE BEGINNING POINT OF A CURVE;

**THENCE** ALONG SAID CURVE HAVING THE FOLLOWING DATA: A RADIUS OF 311.48 FEET, A CENTRAL ANGLE OF 20°52'17", ARC LENGTH OF 113.46 FEET, A CHORD DISTANCE OF 106.55 FEET, AND A CHORD BEARING OF N68°23'51"W, TO A 1/2-INCH IRON ROD SET FOR CORNER, SAID IRON ROD MARKING THE END OF THIS CURVE;

**THENCE** N41°47'47"E, ALONG THE SOUTHEAST RIGHT OF WAY LINE OF UNION STREET, SAME BEING THE NORTHWEST LINE OF THE SAID BLOCK ONE (1) OAK GLADE ADDITION, FOR A DISTANCE OF 315.62 FEET TO A 1/2-INCH IRON ROD SET FOR CORNER;

**THENCE** S27°41'00"E ALONG THE SOUTHWEST RIGHT OF WAY LINE OF FINFEATHER ROAD FOR A DISTANCE OF 191.08 FEET TO AN IRON ROD SET FOR CORNER;

**THENCE** S41°47'47"W ALONG THE SOUTHEAST LINE OF THE SAID BLOCK ONE (1) OAK GLADE ADDITION, SAME BEING THE NORTHWEST RIGHT OF WAY LINE OF TURKEY CREEK ROAD, FOR A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING CONTAINING 1.0827 ACRES OF LAND, MORE OR LESS.

# RE-PLAT

## OAK GLADE ADDITION, BLOCK 1

1 BLOCK CONSISTING OF  
8 LOTS ON 1.0827 ACRES

BLOCK 1 OF OAK GLADE ADDITION (V164/P391)  
ZENO PHILLIPS LEAGUE - ABSTRACT NO. 45  
1.0827 ACRES - ZONED SF-5  
BRYAN, BRAZOS COUNTY, TEXAS  
APRIL 25, 2006

**DEVELOPER**  
INTEGRITY DEVELOPERS  
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Bryan, Texas 77803  
(979) 220-5959

**SURVEYOR**  
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505 CHURCH AVE.  
COLLEGE STATION, TEXAS 77840  
(979) 268-0150

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PLAT NO. 1  
6800107235-01

RP06-08 #2